

- NOTES:
- ALL CORNERS ARE SET 1/2" IRON PINS WITH RED CAP STAMPED "OVERBY DESCAMPS", UNLESS OTHERWISE NOTED.
 - BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 AND TIED TO NATIONAL GEODETIC SURVEY STATION SAN ANTONIO RRP PID NO. AY2157. (1993 ADJUSTMENT)
 - FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR R.O.W. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - THE REQUIREMENTS OF SECTION 35-512 "STREETSCAPE PLANTING STANDARDS" OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE WILL BE ADDRESSED DURING THE BUILDING PERMIT PROCESS. (STAHL ROAD ROW ONLY)
 - DETENTION BASIN EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

STATE OF TEXAS
COUNTY OF BEXAR

OWNER: C&B HOMES, LTD.
CONNELL BARRON, INC. GENERAL PARTNER
CHESLEY I. SWANN III, VICE PRESIDENT
P.O. BOX 6862
SAN ANTONIO, TEXAS 78209

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Chesley I. Swann, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF January, A.D. 2003

Cassandra R. Casanova
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

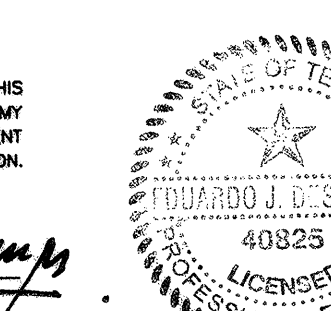
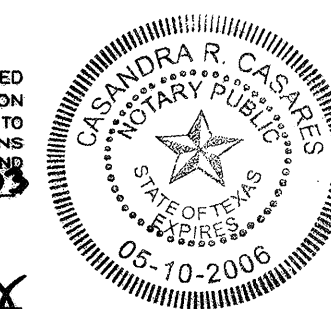
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Eduardo J. Descamps
REGISTERED PROFESSIONAL ENGINEER #40825

OVERBY DESCAMPS ENGINEERS
CIVIL & ENVIRONMENTAL SURVEYING

11815 WARFIELD
SAN ANTONIO, TX 78216
Tel: (210) 828-3520
Fax: (210) 828-3599
od@overbydescamps.com



**SUBDIVISION PLAT
OF
STAHL ROAD 15.622 ACRE TRACT SUBDIVISION**
BEING 15.621 ACRES OUT OF THE JAMES KINCAID SURVEY NO. 83, ABSTRACT NO. 397, NEW CITY BLOCK 15831 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID 15.621 ACRES ALSO BEING OUT OF A 15.622 ACRE TRACT DESCRIBED IN VOL. 9547 P. 1281 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANGING EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES ARE DESCRIBED BELOW: NONE

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE AND/OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CURVE TABLE						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	50.00'	95°01'19"	54.59'	82.92'	73.74'	S 48°41'55" V
C2	5.00'	56°56'39"	2.71'	4.97'	4.77'	S 29°39'35" V
C3	725.00'	33°04'15"	215.24'	418.47'	412.68'	S 41°35'04" V
C4	982.00'	01°04'00"	9.14'	18.28'	18.28'	S 58°40'59" V
C5	1018.00'	01°04'00"	9.48'	18.95'	18.95'	S 58°40'59" V
C6	74.94'	89°28'42"	7.26'	117.03'	105.49'	S 14°28'38" V
C7	125.06'	59°02'06"	70.81'	128.86'	123.24'	N 00°44'40" V
C8	1228.00'	01°04'00"	11.43'	22.86'	22.86'	S 58°40'59" V
C9	1278.00'	01°04'00"	11.90'	23.79'	23.79'	S 58°40'59" V
C10	500.00'	27°41'24"	123.23'	241.64'	239.30'	N 38°54'00" V
C11	50.00'	264°47'03"	~	231.07'	~	S 17°20'46" V
C12	50.00'	264°47'03"	~	231.07'	~	S 10°32'30" V
a	5.00'	90°00'00"	5.00'	7.85'	7.07'	S 76°51'01" E
b	5.00'	90°00'00"	5.00'	7.85'	7.07'	S 13°08'59" V
c	5.00'	84°47'03"	4.56'	7.40'	6.74'	S 72°39'14" V
d	5.00'	84°47'03"	4.56'	7.40'	6.74'	S 79°27'29" V
e	5.00'	89°28'42"	4.95'	7.81'	7.04'	N 14°28'38" E
f	5.00'	90°31'18"	5.05'	7.90'	7.10'	N 75°31'22" V
g	15.00'	90°00'00"	15.00'	23.56'	21.21'	N 13°08'59" E



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY DAVID A. CASANOVA.

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR (NO. 4251)

THIS PLAT OF STAHL ROAD 15.622 ACRE TRACT SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

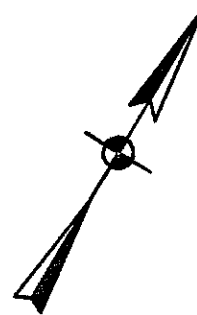
STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. _____ AND DULY RECORDED THE _____ DAY OF _____, A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. _____

COUNTY CLERK, BEXAR COUNTY TEXAS

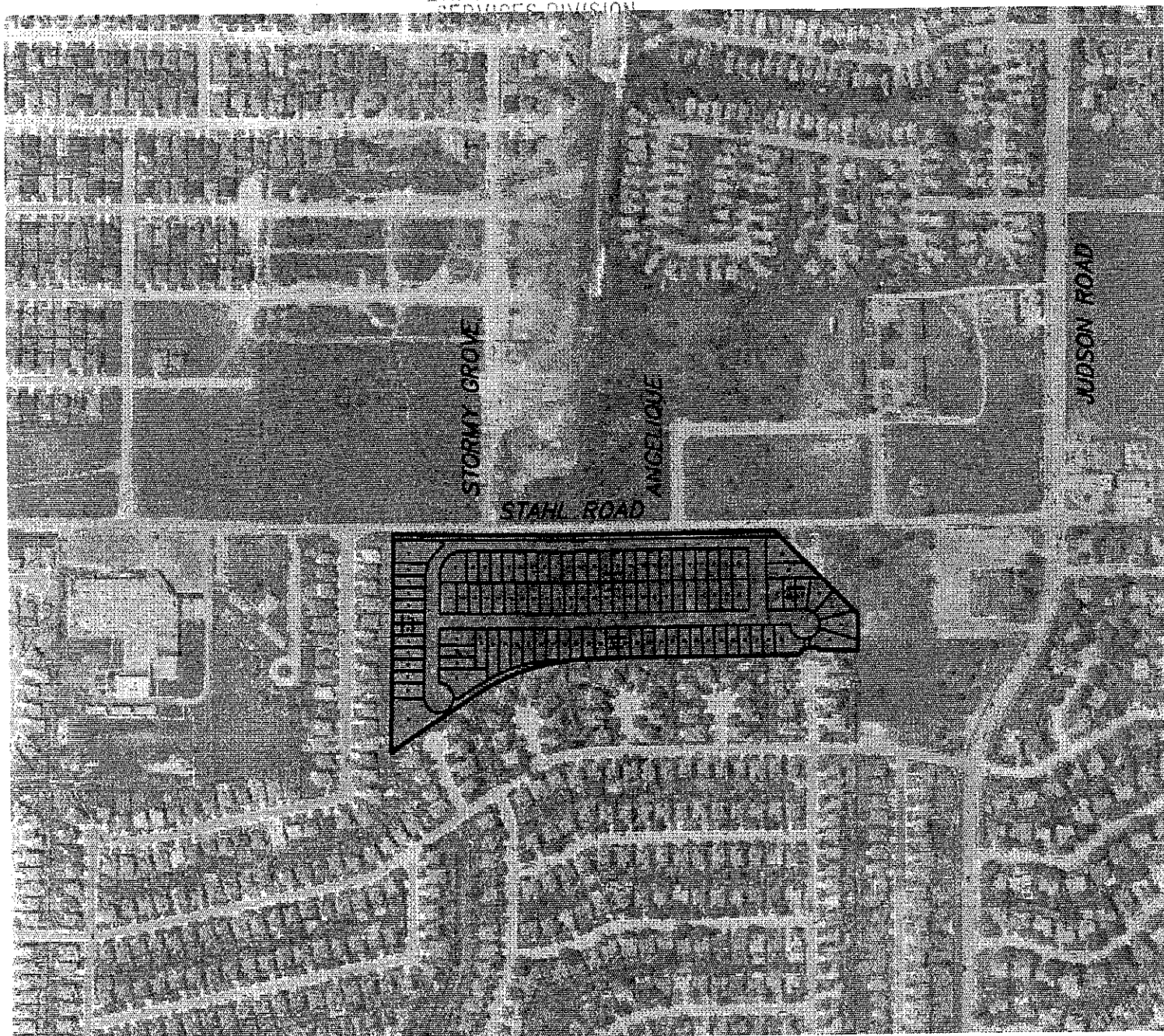
BY: _____
DEPUTY

RECEIVED
03 FEB 28 PM 4:01



SCALE: 1" = 500'

LAND DEVELOPMENT
SERVICES DIVISION



**OVERBY
DESCAMPS
ENGINEERS**
CIVIL • ENVIRONMENTAL • SURVEYING

11815 WARFIELD
SAN ANTONIO, TX 78216
Tel: (210) 828-3520
Fax: (210) 828-3599
ode@overbydescamps.com

STAHL ROAD 15.622 ACRE TRACT SUBDIVISION
SITE MAP



City of San Antonio
New
Vested Rights Permit
APPLICATION

RECEIVED
03 FEB 28 PM 1:30

LAND DEVELOPMENT
SERVICES DIVISION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 MAR -3 AM 10:41

Permit File: # 03-03-026
Assigned by city staff

Date: _____

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: C & B Homes Ltd. Phone: (210) 828-1662 Fax: (210) 805-9585

Address: P.O. Box 6862, San Antonio, TX Zip code: 78209

Engineer/Surveyor: Overby Descamps Engineers Phone: (210) 828-3520 Fax: (210) 828-3599

Address: 11815 Warfield, San Antonio, TX Zip code: 78216

1. Name of Project: Stahl Road 15.622 Acre Tract Subdivision
2. Site location or address of Project: I Intersection of Stahl Road and Stormy Grove

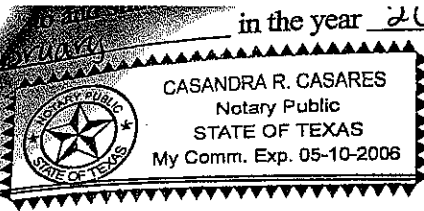
3. Council District 10 ETJ ETJ Over Edward's Aquifer Recharge? () yes (x) no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

100 Single-Family Lots

5. What is the date the applicant claims rights vested for this Project? September 27, 1991

6. What, if any, construction or related actions have taken place on the property since that date?
None on this tract, but the remaining property of Spring Creek has been developed.



in the year 2003, to certify which witness my hand and seal of office.

Casandra R. Casares

Notary Public, State of Texas

City of San Antonio use

LAND DEVELOPMENT
SERVICES DIVISION

Permit File: # _____

Date: _____

Assigned by city staff



Approved

As of
Sept 27, 1991



Disapproved

Review By: [Signature]
Assistant City Attorney

Date: 3/28/03

Comments: _____

VRP 03-03-024

Permit File # _____

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7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: Water Master Dev. Plan Date of Application: September 1991

Permit Number: N/A Date issued: September 27, 1991

Expiration Date: N/A Acreage: 227.5

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval _____

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Eduardo J. Descamps, P.E. Signature: Eduardo J. Descamps Date: 02/27/03



**OVERBY
DESCAMPS
ENGINEERS**

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03 FEB 28 PM 4: 01

11815 WARFIELD
SAN ANTONIO, TX 78216
TEL: (210) 828-3520
FAX: (210) 828-3599
ode@overbydescamps.com

LAND DEVELOPMENT
SERVICES DIVISION
February 28, 2003

Mr. Michael Herrera
Land Development Services
City of San Antonio
114 W. Commerce Street, 4th Floor
San Antonio, Texas 78205

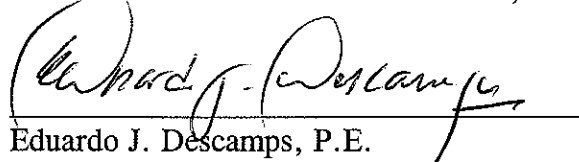
Re: Stahl Road 15.622 Acre Tract Subdivision
Request for Vested Rights Permit

Dear Mr. Herrera:

On behalf of the property owner, C & B Homes, Ltd., Connell Barron, Inc. General Partner, we are requesting a Vested Rights Permit for the Stahl Road 15.622 Acre Tract Subdivision based on an exercised City Water Board approved Water Master Development Plan. Attached are two (2) copies of the Vested Rights Permit Application, Site Map, City Water Board approved Spring Creek Forest Water Master Development Plan, Subdivision Plat, Letter of Agent and check for \$160.00.

Please grant this request for Vested Rights for the Stahl Road 15.622 Acre Tract Subdivision based on the exercised City Water Board approved Water Master Development Plan. If you have any questions or require any additional information, please call.

Sincerely,
OVERBY DESCAMPS ENGINEERS, INC.


Eduardo J. Descamps, P.E.

ED/rd

c: Mr. Chesley I. Swann
Milestone Braun Willow, L.L.C.
Mr. Richard L. Kerr
Kerr, Wilson & Negron, P.C.

0228-03.ED 0431.00 Vested Rights Permit

CITY OF SAN ANTONIO
DEPARTMENT OF
03 MAR -3 AM 12: 01

February 27, 2003

City of San Antonio
114 W. Commerce
San Antonio, Texas 78283-3966

RECEIVED
03 FEB 28 PM 4:01

Re: Letter of Agent for Stahl Road 15.622 Acre Tract Subdivision

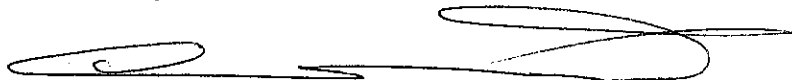
LAND DEVELOPMENT
SERVICES DIVISION

To Whom It May Concern:

I hereby authorize Eduardo J. Descamps to act in my behalf for the City of San Antonio Vested Rights Permit Application matters for my property located on Stahl Road at the intersection of Stormy Grove in San Antonio, Texas, which property is included in the following description:

BEING 15.621 ACRES OUT OF THE JAMES KINCAID SURVEY NO. 83, ABSTRACT NO. 397, NEW CITY BLOCK 15831 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID 15.621 ACRES ALSO BEING OUT OF A 15.622 ACRE TRACT DESCRIBED IN VOL. 9547 P. 1281 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

Sincerely,

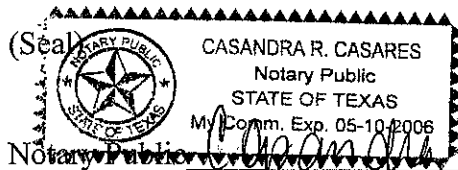


Chesley I. Swann III, Vice President
C & B Homes, Ltd.
Connell Barron, Inc. General Partner

State of Texas

County of Bexar

On this 27th day of February, 2003, before me appeared Chesley I. Swann III, to me personally known, who, being duly sworn, did execute the foregoing Letter of Agent, and did state that he was properly authorized by C & B Homes, Ltd., Connell Barron, Inc. General Partner to execute the Letter of Agent and did so as his free act and deed.

(Seal) 
CASANDRA R. CASARES
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-10-2006
Notary Public Casandra R. Casares

Commission expires 5-10-06

OVERBY DESCAMPS ENGINEERS, INC.

11815 WARFIELD
SAN ANTONIO, TX 78216
(210) 828-3520

THE FROST NATIONAL BANK
SAN ANTONIO, TX 78296
30.9/1140


2/25/2003

13706

PAY TO THE
ORDER OF City of San Antonio

\$ ***160.00

One Hundred Sixty and 00/100*****

DOLLARS 

City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Vested Rights Permit for Stahl Rd 15.622 Ac Tract Subd

MEMO

⑈013706⑈ ⑆114000093⑆ ⑆10166693⑈

13706

2/25/2003

160.00

OVERBY DESCAMPS ENGINEERS, INC.

City of San Antonio

Vested Rights Permit for Stahl Rd.
15.622 Ac Tract Subd.
Plat #030075

Frost Checking

Vested Rights Permit for Stahl Rd 15.622 Ac Tract Subd

LAND DEVELOPMENT
SERVICES DIVISION

160.00

03 FEB 28 PM 4:01

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